# \$374,900 - 30 3 Poirier Avenue, St. Albert

MLS® #E4441330

### \$374,900

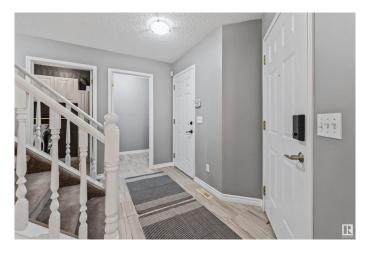
2 Bedroom, 3.00 Bathroom, 1,301 sqft Condo / Townhouse on 0.00 Acres

Pineview, St. Albert, AB

Welcome to this beautifully updated townhome in the highly desirable community of Phantom Ridge~BACKING ONTO A SERENE WALKING TRAIL & lush greenery. This bright & inviting 2-storey home features soaring vaulted ceilings & stunning windows that flood the space with natural light in the living area & dining space. The stylish white kitchen is complimented by stainless steel appliances & a breakfast nook. There is also convenient main floor laundry, a large storage closet & a 2-piece powder room. Enjoy relaxing on your covered back porch & private patio area listening to the birds. Upstairs, the open-to-below design enhances the airy feel & includes the 4pce main bathroom & two generously sized bedrooms including the primary with its 3-piece ensuite. The fully finished basement adds versatility with a hair salon space complete with sink, a furnace & storage room, a flex space & a large office or den with closetsâ€"perfect for working from home or additional living space. A true gem in a fantastic complex!







Built in 1995

## **Essential Information**

MLS® # E4441330 Price \$374,900 Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 2

Square Footage 1,301

Acres 0.00

Year Built 1995

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 30 3 Poirier Avenue

Area St. Albert
Subdivision Pineview
City St. Albert
County ALBERTA

Province AB

Postal Code T8N 6M6

#### **Amenities**

Amenities Deck, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, See Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Low Maintenance Landscape, Private Setting,

Public Transportation, Schools, Shopping Nearby, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 9th, 2025

Days on Market 7

Zoning Zone 24

Condo Fee \$458

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 12:17pm MDT